

**3899 EL MERCADO LOOP, SIERRA VISTA, 85635**
**\$925,000**

LISTING PRICE

**7.20%**

CAP RATE

**\$66,555**

NOI



REPRESENTATIVE PHOTO

## INVESTMENT HIGHLIGHTS

- ▶ Applebee's in Sierra Vista, AZ | Part of Sierra Vista-Douglas MSA
- ▶ Strong Guarantee | RMH Franchise Corporation Operates 140 Units
- ▶ Outparcel to the Mall at Sierra Vista
- ▶ Strong Performing Location | Rent to Sales Ratio is Approximately 3%
- ▶ Large Land Parcel | Provides an Opportunity for Redevelopment
- ▶ Low Rent (PSF)
- ▶ Additional Retail in the Area Includes: The Home Depot, Texas Roadhouse, IHOP, DQ, Golden Corral, Walmart and Many More

## OVERVIEW

RENT COMMENCEMENT	09/08/2003
LEASE EXPIRATION	9/30/2023
LEASE TERM	20 Years
OPTIONS	Four, Five Year
LEASE TYPE	Ground
RENTABLE SQUARE FEET	5,100 SF
APPROXIMATE LOT SIZE	1.79 Acres
YEAR BUILT	2003
OWNERSHIP TYPE	Leased Fee/Ground Lease
LEASE GUARANTOR	RMH Franchise Corporation
TERM REMAINING	3 Years
GUARANTOR STRENGTH	140 Units
BASE TERM INCREASES	In Options
PRICE PER SQUARE FOOT	\$181.37
RENT PER SQUARE FOOT	\$13.05

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 Population	4,657	37,870	48,284
2019 Households	2,019	16,193	20,395
2019 Median HH Income	\$53,258	\$51,594	\$51,912

## CONTACT INFORMATION

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